



Exhims Mews, Darrs Lane, Northchurch

---



# Summary of accommodation

---

Exhims Mews is a unique Grade II listed home, part of an exclusive development located in the heart of Northchurch, close to Berkhamsted.

Originally a Georgian manor house with later Victorian additions, the property has been beautifully improved and maintained over the years.

Entrance hall | Kitchen | Utility room | Cloakroom | Dining room  
Sitting room | Reception room | Office | Principal bedroom  
Second bedroom with en suite | Two further bedrooms  
Family bathroom | Garage



**Offers in excess of:** £725,000

**Tenure:** Freehold

**Local authority:** Dacorum Borough Council

**Council tax band:** F







## A beautiful Grade II listed home

This beautiful Grade II listed home has an abundance of character and is tastefully decorated throughout. Upon entering Exhims Mews, you'll encounter a delightful cluster of charming homes in a tranquil setting.

Inside the house, the ground floor welcomes you with a spacious hallway that leads you to a fabulous living room adorned with three expansive sash windows, high ceilings, and elegantly panelled walls. Opposite the kitchen, there's a separate dining room that offers an excellent space for hosting or can alternatively be used as an additional family room. It boasts intricate cornicing and a lovely fireplace.







## Ample living accommodation

The kitchen, redone by the current owners, features modern integrated appliances and gets an abundance of natural light, with the added advantage of a separate utility room. A door in the entrance hallway opens to a staircase leading down to the extensive lower-ground cellar, offering superb storage potential, including a section suitable for a wine cellar.

The wide, original staircase leads up to four double bedrooms distributed across two floors. The first-floor living space is accessed through a beautiful split-level landing. The primary bedroom includes a walk-in wardrobe and a separate home office, which could alternatively serve as a dressing room or nursery. Bedroom two boasts an en suite shower room, while bedroom three is equipped with a built-in wardrobe. A family bathroom completes the accommodations on the first floor.

A double-height staircase takes you to the second-floor landing, currently configured as a practical home office area, leading to the fourth bedroom with fantastic eaves storage. The views from this room are truly breathtaking, providing a panoramic vista of the surrounding countryside and the town of Northchurch.

- Please note, some of the furniture in these images have been virtually staged. •





## Garden & Grounds

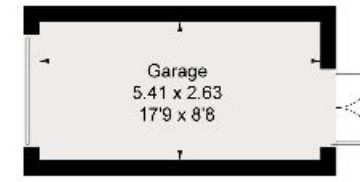
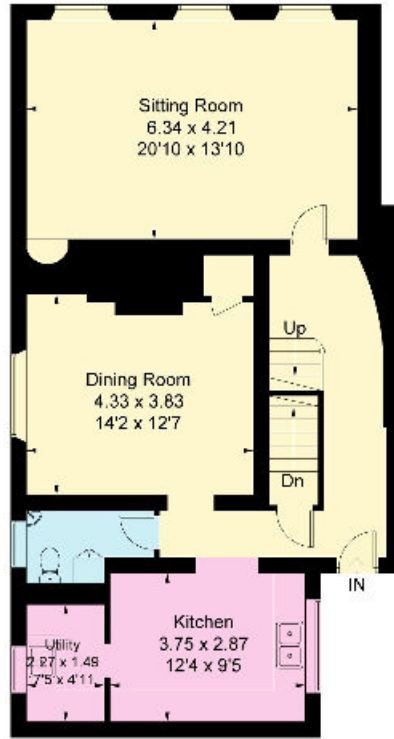
Outside, a generously sized garage opens up to a charming walled garden, offering privacy and a picturesque retreat.

Northchurch is just under 2 miles from the popular town of Berkhamsted, which has excellent transport links by road and rail to London, along with a range of boutique shops and restaurants. The National Trust owned, Ashridge Estate, is also nearby, with over 5,000 acres of beautiful countryside.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Area = 223 sq m / 2397 sq ft  
 Garage = 14 sq m / 153 sq ft  
 Total = 237 sq m / 2550 sq ft



(Not Shown In Actual Location / Orientation)



Second Floor

**Knight Frank**  
 Berkhamsted  
 121 High Street  
 Berkhamsted  
 HP4 2DJ  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Henne Patel**  
 01494 689263  
[henne.patel@knightfrank.com](mailto:henne.patel@knightfrank.com)

**Bea Elliott**  
 01494 689279  
[bea.elliott@knightfrank.com](mailto:bea.elliott@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated September 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.